



# Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Bruce H. Breslow  
Mayor, City of Sparks  
P.O. Box 857  
Sparks, Nevada 89432-0857

IN REPLY REFER TO:  
Case No.: 97-09-691P

Community: City of Sparks, Nevada  
Community No.: 320021  
Panels Affected: 32031C3005 E and  
3010 E

Effective Date of  
This Revision: **NOV 05 1997**

102-I-A-C

Dear Mayor Breslow:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Washoe County, Nevada and Incorporated Areas (the effective FIRM and FIS report for your community), in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated March 14, 1997, Mr. Charles D. Anderson, P.E., Senior Engineer, Schaaf & Wheeler, requested that FEMA revise the FIRM and FIS report to show the effects of construction of a flood-control system and placement of fill in the Spanish Springs Canyon near the Wingfield Springs development from approximately 2,200 feet downstream to approximately 1,600 feet upstream of Spanish Springs Road. This request follows up on a Conditional Letter of Map Revision issued on May 21, 1996.

All data required to complete our review of this request were submitted with letters from Mr. Anderson.

We have completed our review of the submitted data and the flood data shown on the effective FIRM and FIS report. We have revised the FIRM and FIS report to modify the elevations, floodplain boundary delineations, and zone designations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Spanish Springs Canyon near the Wingfield Springs development. As a result of the modifications, the base flood elevations (BFEs) for the Wingfield Springs channel increased in some areas and decreased in other areas, and the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, increased in some areas and decreased in other areas. The modifications are shown on the enclosed annotated copies of FIRM Panel(s) 32031C3005 E and 32031C3010 E. This Letter of Map Revision (LOMR) hereby revises the above-referenced panel(s) of the effective FIRM and FIS report, both dated September 30, 1994.

The modifications are effective as of the date shown above. The map panel(s) as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

The following table is a partial listing of existing and modified BFEs:

Location	Existing BFE (feet)#	Modified BFE (feet)*
Approximately 2,500 feet northeast of intersection of Spanish Springs Road and Wingfield Parkway North	1	87
Approximately 1,500 feet north of intersection of Spanish Springs Road and Wingfield Parkway North	1	82

#Depth in feet above ground

\*Referenced to the National Geodetic Vertical Datum, rounded to nearest whole foot

Public notification of the proposed modified BFEs will be given in *The Daily Sparks Tribune* on or about December 3 and December 10, 1997. A copy of this notification is enclosed. In addition, a notice of changes will be published in the *Federal Register*. Within 90 days of the second publication in *The Daily Sparks Tribune*, a citizen may request that FEMA reconsider the determination made by this LOMR. Any request for reconsideration must be based on scientific or technical data. All interested parties are on notice that, until the 90-day period elapses, the determination to modify the BFEs presented in this LOMR may itself be modified.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a channel-modification/culvert project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the modified channel and culvert rests with your community.

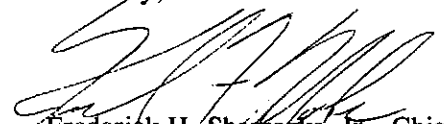
This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM and FIS report to which the regulations apply and the modifications described in this LOMR. Our records show that your community has met this requirement.

A Consultation Coordination Officer (CCO) has been designated to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Dorothy M. Lacey  
Director, Mitigation Division  
Federal Emergency Management Agency, Region IX  
The Presidio of San Francisco, Building 105  
San Francisco, California 94129-1250  
(415) 923-7177

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the CCO for your community at the telephone number cited above. If you have any technical questions regarding this LOMR, please contact Mr. Karl Mohr of our staff in Washington, DC, either by telephone at (202) 646-2770 or by facsimile at (202) 646-4596.

Sincerely,



Frederick H. Sharrocks, Jr., Chief  
Hazard Identification Branch  
Mitigation Directorate

Enclosure(s)

cc: Mr. Charles D. Anderson, P.E.  
Senior Engineer  
Schaaf & Wheeler

**CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM**

On September 30, 1994, the Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the City of Sparks, Washoe County, Nevada, through issuance of a Flood Insurance Rate Map (FIRM). The Mitigation Directorate has determined that modification of the elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) for certain locations in this community is appropriate. The modified base flood elevations (BFEs) revise the FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate revised topographic information and a revised hydraulic analysis and has resulted in a revised delineation of the SFHA and modified BFEs for a portion of the Spanish Springs Canyon near the Wingfield Springs development. The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source(s) cited above.

Location	Existing BFE (feet)#	Modified BFE (feet)*
Approximately 2,500 feet northeast of intersection of Spanish Springs Road and Wingfield Parkway North	1	87
Approximately 1,500 feet north of intersection of Spanish Springs Road and Wingfield Parkway North	1	82

#Depth in feet above ground

\*Referenced to the National Geodetic Vertical Datum, rounded to nearest whole foot

Under the above-mentioned Acts of 1968 and 1973, the Mitigation Directorate must develop criteria for floodplain management. To participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Mitigation Directorate reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Mitigation Directorate's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Bruce H. Breslow  
Mayor, City of Sparks  
P.O. Box 857  
Sparks, Nevada 89432-0857

## MAP LEGEND



Revised 100-Year Floodplain



APPROXIMATE SCALE IN FEET

1000 0 1000

NATIONAL FLOOD INSURANCE PROGRAM

## FIRM

FLOOD INSURANCE RATE MAP

WASHOE COUNTY,  
NEVADA AND  
INCORPORATED AREAS

PANEL 3005 OF 3350

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY NUMBER PANEL SUFFIX

WASHOE COUNTY 320021 3005 E

UNINCORPORATED AREAS 320019 3005 E

**REVISED TO  
REFLECT LOMR  
DATED NOV 05 1997**

MAP NUMBER  
32031C3005 EEFFECTIVE DATE:  
SEPTEMBER 30, 1994

Federal Emergency Management Agency

WASHOE COUNTY  
UNINCORPORATED AREAS  
320019

ZONE X

ZONE BREAK

ZONE AH  
(E-62)ZONE AO  
(DEPTH 1)

REVISED AREA

ZONE A

ZONE A

Spanish  
Spring  
Creek

SPANISH

SPRINGS


ZONE X

JOINS PANEL 3010

6

# WASHOE COUNTY UNINCORPORATED AREAS 320019

## MAP LEGEND

 Revised 100-Year Floodplain



APPROXIMATE SCALE IN FEET

1000 0 1000

NATIONAL FLOOD INSURANCE PROGRAM

## **FIRM** FLOOD INSURANCE RATE MAP

WASHOE COUNTY,  
NEVADA AND  
INCORPORATED AREAS

PANEL 3010 OF 3350  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:  
COMMUNITY

NUMBER PANEL SUFFIX

WASHOE COUNTY, NEVADA 320019 3010 E

**REVISED TO  
REFLECT LOMR  
DATED** NOV 05 1997  
MAP NUMBER  
32031C3010 E

EFFECTIVE DATE:  
SEPTEMBER 30, 1994



Federal Emergency Management Agency

R20E  
R21E

1

**ZONE AH**  
(EL 82)

**ZONE AO**  
(DEPTH 1)

REVISED AREA

7

LIMIT OF  
DETAILED  
STUDY

Floodplain  
Cutoff channel

**ZONE AO**  
(DEPTH 1)

**ZONE AH**  
(EL 87)

WINGFIELD  
SPRINGS CHANNEL

**ZONE A**

Culvert

LIMIT OF  
DETAILED  
STUDY

**ZONE X**

WINGFIELD  
PARKWAY NORTH

12

SPANISH SPRINGS ROAD

JOINS PANEL 3005

PRIVATE  
DRIVE

ZONE BREAK